

MINUTES OF THE TOWN OF WASHINGTON MONTHLY TOWN BOARD MEETING
March 15, 2018

Members Present: Donald Perry, Micheal Peterson, Jane Mueller, Michael Stacy, Karen Tomesh

Staff Present: Janelle Henning

Members/Staff Absent: Jackie Vold

A quorum being present, Chrm. Peterson called to order the monthly Town Board meeting of the Washington Town Board at 5:00 p.m., on Thursday, April 19, 2018, at the Town Municipal Building, 5750 Old Town Hall Road.

Minutes:

Supv. Stacy moved TO APPROVE THE MINUTES OF THE FERUARY 15, 2018 MONTHLY TOWN BOARD MEETING. The motion was seconded by Supv. Perry.

Aye 4 Nye 0

Supv. Tomesh arrived to the meeting.

17157 Walbeck – Lot 4 Fouser Farm – Building Pad Location Amendment:

Mark Erickson indicated the Walbecks would like to build an accessory structure and need to amend the building pad location to do so. The site plan was reviewed. The footprint will be the same size just moved to the west.

Supv. Perry moved TO APPROVE 17157 WALBECK – LOT 4 FOUSER FARM – BUILDING PAD LOCATION AMENDMENT. The motion was seconded by Supv. Mueller.

Aye 5 Nye 0

Public Hearing and Board Consideration of a Request from PEM Properties LLC and Bill Albright, Agent; to Rezone 0.9 Acres from RM (Single Family Residential) to R3 (Multiple Family Residential) at 3432 London Road, Eau Claire:

Matt Michels, Senior Planner with Eau Claire County introduced the application. He reviewed the area through a PowerPoint presentation. A number of single family homes, along with duplexes and multifamily residences are in the area. The property is 0.9 acres and has an existing home and garage. If this application is approved the applicant would remove those structures and build a multifamily structure. The Future Land Use for both the County and Town's Comprehensive Plan shows this as Urban Mixed Use. This area is served by City water and sewer. A site plan would need approval by the Town and County showing the size, access, storm water detention, etc., if the rezoning is approved. No more than 35% of the lot can be covered by structures, minimum open space needs to be at least 30%; in addition onsite parking, building setbacks, storm water retention, and height limitations for the building of no more than 35 feet all need to be adhered to. Staff recommends approval with conditions listed in their report.

The applicant Paul Madsen, 2826 Swallowtail Court, Eau Claire spoke regarding the request. He has owned the duplex for 20 years on the property; however it is in rough shape and this has been looked at for a number of years for multifamily housing.

Chrm. Peterson opened the public hearing.

Georganne Gardner, 3408 London Road – spoke in opposition to the proposal. She is concerned with runoff to neighboring properties, traffic and noise.

David DuPuis, 2601 Brian Street – questioned how a duplex can now exist on the property that is zoned single family; also has traffic and visibility concerns. Matt Michels indicated a rezoning does not need to happen for a duplex.

Darrel Peterson, 2606 Brian Street – He questions why the property is currently in disrepair and what will keep the owner from allowing a new structure to also be in disrepair? Also concerned with traffic and noise.

Virginia Peterson, 2606 Brian Street – Opposed to rezoning. Currently have people walking through their yard to go to Kwik Trip and believe that will happen more.

William Rauckman – E10460 CTH Rd I, Fall Creek - owns property on Mall Drive and on London Road and he has no opposition to the proposal.

Bethany Ida, 3358 London Road – does not want to lose having a quiet backyard and concerned with safety.

Randy Olson, 3422 London Road – not opposed.

Valerie Olson, 3422 London Road – lives next to the proposed property. Believes a new structure would be a good idea.

Janice Kilde, 3358 London Road – opposed because it will change the neighborhood.

Paul Madsen said the foundation of the current building makes it difficult to make any major repairs and would not be a good investment.

Chrm. Peterson closed the public hearing.

Supv. Perry asked if senior housing was being considered on the property. The applicant indicated it would not be age specific. He also asked about the runoff from the property. Matt Michels indicated that a storm water evaluation is completed by a certified engineer in the Land Conservation office and other project specific items would be addressed at the time of the site plan review.

Supv. Tomesh indicated that quality redevelopment can have a positive impact on a neighborhood as well.

Supv. Mueller moved TO APPROVE THE REQUEST FROM PEM PROPERTIES LLC AND BILL ALBRIGHT, AGENT; TO REZONE 0.9 ACRES FROM RM (SINGLE FAMILY RESIDENTIAL) TO R3 (MULTIPLE FAMILY RESIDENTIAL) AT 3432 LONDON ROAD, EAU CLAIRE. The motion was seconded by Supv. Tomesh.

Aye 5 Nye 0

Supv. Perry moved TO RECESS FOR FIVE MINUTES. The motion was seconded by Supv. Tomesh.

Aye 5 Nye 0

Supv. Perry moved TO GO BACK INTO SESSION. The motion was seconded by Supv. Tomesh.

Aye 5 Nye 0

Review/Approval of Resolution 2018-03-15 for the Preliminary Plat of Hidden Meadow III in Section 26, T27N-R09W, City of Eau Claire and Town of Washington, Discussion -Action:

Admin. Henning indicated that this is the last phase of a development along Drier Road and Harless Road. This final phase is for five homes. She reviewed the area with the Board. A majority of the proposed roadway (Drier Ct) is in the Town yet this is a City development in which the City benefits. The resolution addresses the development and roadway to be the responsibility of the City including maintenance and reconstruction. The Town needs to keep the connectivity to the larger portion of the Town of Washington to remain a peninsula and not become an island. The legal agreement is being drafted by the City of Eau Claire and would come to the Board for approval before or at the time the final plat is reviewed.

Chrm. Stacy moved TO APPROVE RESOLUTION 2018-03-15 FOR THE PRELIMINARY PLAT OF HIDDEN MEADOW III IN SECTION 26, T27N-R09W, CITY OF EAU CLAIRE AND TOWN OF WASHINGTON. The motion was seconded by Supv. Tomesh.

Aye 5 Nye 0

The February 2018 Financial Statement was reviewed.

Licenses:

Supv. Tomesh moved TO APPROVE THE BARTENDER LICENSES FOR JOLENE LOKRANTZ, AMANDA MORRISON, MELISSA CHRISTIANSON, ASHLEY SCAFIDI, SAMUEL OWENS-TUITE, ROSS TICKNOR, BRENT ZOHIMSKY, LUCAS TESCH, AND MIRANDA HACKWORTH. The motion was seconded by Supv. Stacy.

Aye 5 Nye 0

Checks:

Supv. Tomesh moved TO APPROVE CHECKS #026954 THROUGH #027022 FOR \$3,146,306.73. The motion was seconded by Supv. Perry.

Aye 5 Nye 0

2017 Annual MS4 Report (Storm Water):

Admin. Henning reviewed the 2017 Annual MS4 Storm Water Report showing compliance with the requirements. She shared the highlights of each element of the report. The Town continues its partnership with Rains to Rivers that assists with the education, outreach and involvement requirements of the permit. Additionally, the Town has an Intergovernmental Agreement with Eau Claire County regarding construction, port-construction and illicit discharge enforcement. The Town adheres to construction provisions for road reconstruction projects. 62 outfalls, 45 driveway access permits and 67 utility permits were inspected. 166 tons of sweepings (sand, debris & leaves) were collected and 40 catch basins were cleaned in the urban area. The storm water expenditures and budget were reviewed. Supv. Stacy moved TO APPROVE THE ANNUAL MS4 REPORT (STORM WATER) AS PRESENTED. The motion was seconded by Supv. Perry.

Aye 5 Nye 0

Appoint Additional Election Inspector for 2018-2019 Election Cycle:

Supv. Perry moved TO APPOINT ALETA KAUFFMAN AS AN ELECTION INSPECTOR FOR THE 2018-2019 ELECTION CYCLE. The motion was seconded by Supv. Stacy.

Aye 5 Nye 0

Plan Commission Report:

Supv. Perry indicated the Plan Commission met to review the Hidden Meadows Phase III plat. Quarterly meetings are planned for the remainder of 2018.

Administrator's Report:

Aleta Kauffman has accepted an offer for the Deputy Treasurer position. She has accounting and bookkeeping experience and a degree in Business Management. She begins on March 20 at a starting wage of \$16.75 per hour.

March 5 & 6, Baker Tilly was in office for our 2017 Audit.

Preparing for the April 3 Election and in-person absentee voting has begun. Training on new election equipment and training election inspectors for the new term.

Working with Matt Gundry on specifications for our paving and chip sealing programs. Tentatively scheduled to open bids on April 6.

Participating with Eau Claire County Highway Department for crackfilling program. We should see a cost savings by contracting through the County.

Upcoming spec development for paving of material storage area and construction of a cold storage building.

Road Department continuing to brush right-of-ways and working on pothole repairs.

Town employee on leave is back and is currently on light duty.

We are outfitting our new used tanker for public works.
Prepping equipment for sweeping operations
9 tickets issued for parking during a snow event on Blakeley, Beverly Hills, and Corona
1 letter sent for garbage in yard and vehicles & trailer in yard at 3317 Miller Street.

Chairman's Report:

Attended the Grand Opening of the Growler Guys with Supv. Mueller.
Appeared in court regarding cattle in the roadway.
Met with Baker Tilly during the in office audit.
Garbage and vehicles in yard at 3317 Miller Street in now in compliance.
Issued several parking tickets.
Fire Department is purchasing a new engine; it has been ordered and will be delivered this Fall.

Supervisor's Report:

Supv. Perry's final meeting as a Board member and has appreciated his years on the Board.
Board members thanked Supv. Perry for his years of service on the Town Board.
Supv. Tomesh appreciated the brushing work done on Holum Road.

Citizens Input:

Bob Solberg enjoyed his time on the Plan Commission with Supv. Perry.

Future Zoning Requests:

None

Items for Next Meeting's Agenda:

Annual Meeting

Adjournment:

Supv. Tomesh moved TO ADJOURN. The meeting adjourned at 6:28 p.m.

THE ANNUAL MEETING WILL BE HELD ON APRIL 19, 2018 AT 5:00 P.M. AND THE
REGULAR BOARD MEETING WILL IMMEDIATELY FOLLOW
AT THE TOWN MUNICIPAL BUILDING, 5750 OLD TOWN HALL ROAD.

Jackie Vold
Deputy Clerk/Administrative Assistant

Attendance: David DuPuis, Virginia Peterson, Darrel Peterson, Valerie Olson, Randy Olson, Georganne Gardner, Bethany Ida, Janice Kilde, Matt Michels, Mark Erickson, Nick Binder, William Rauckman, Bob Solberg, Paul Madsen